

**TRANSFER
TAX
PAID**

WARRANTY DEED

020441

MARK P. JOSEPH and JEANNE M. JOSEPH, of Waterville, County of

Kennebec, and State of Maine, for consideration paid, grant to

WILLIAM D. SCHOELLKOPF and RUTH L. SCHOELLKOPF, of

Somersworth, County of Strafford, and State of New Hampshire,

with *Warranty Covenants*, as joint tenants, the land in Waterville,

Kennebec County and State of Maine.

A CERTAIN LOT or parcel of land with the buildings thereon situated in Waterville, County of Kennebec and State of Maine, being Lot #15 on a Plan of Johnson Heights, which plan is recorded in the Kennebec Registry of Deeds in Plan Book 12 at Page 26-A and bounded and described as follows, to wit:

South by Johnson Heights, seventy (70) feet; east by Lot #13 as shown on said Plan being land now or formerly of L.J. Rosenthal one hundred (100) feet; north by land now or formerly of said L.J. Rosenthal, seventy (70) feet; west by Lot #17 as shown on said Plan being land now or formerly of said L.J. Rosenthal, one hundred (100) feet; the southwest corner of said lot is four hundred ninety (490) feet east of intersection of north line of Johnson Heights with the east line of Hillcrest Street.

This conveyance is subject to the following restrictions, which are to run with the land, viz:

No building other than a private dwelling house for not over one family occupancy, together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three feet (3), steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than six (6) feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$15,000.00. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets. No building shall be erected on any lot having less than seventy (70) feet frontage on the street.

Being the same premises conveyed to Mark P. Joseph and Jeanne M. Joseph by deed of Joel C. Glaser and Eleanor R. Glaser dated May 18,

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02387

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1984 and recorded in the Kennebec County Registry of Deeds on May 24, 1984 in Book 2684, Page 155.

WITNESS our hands and seals this 31ST day of

JULY, 1998.

Rachel C. Mahaney
to both

Mark P. Joseph
Mark P. Joseph
Jeanne M. Joseph
Jeanne M. Joseph

State of Maine
Kennebec, ss

JULY 31, 1998

Then personally appeared the above named Mark P. Joseph and Jeanne M. Joseph and acknowledged the foregoing instruments to be their free act and deed.

Before me,

Rachel C. Mahaney
Notary Public
RACHEL C MAHANEY

RECEIVED REGISTER OF DEEDS

1998 JUL 31 PM 1:39

ATTEST: Harriet B. Moore
REGISTER OF DEEDS